

**City Commission –CIP Workshop**

**City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive
March 7, 2007**

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| Mayor David Dermer | Left at 2:47 p.m. |
| Vice-Mayor Michael Góngora | In at 3:09 p.m. |
| Commissioner Matti Herrera Bower | |
| Commissioner Simon Cruz | Absent |
| Commissioner Saul Gross | |
| Commissioner Jerry Libbin | |
| Commissioner Richard L. Steinberg | |

City Manager Jorge M. Gonzalez
City Attorney Jose Smith
City Clerk Robert E. Parcher

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ATTENTION ALL LOBBYISTS

Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's Office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

Special note: In order to ensure adequate public consideration, if necessary, the Mayor and City Commission may move any agenda item to the alternate meeting date which will only be held if needed. In addition, the Mayor and City Commission may, at their discretion, adjourn the Commission Meeting without reaching all agenda items.

CIP WORKSHOP

Meeting called to order at 2:12:04 p.m.

Mayor Dermer thanked the audience for coming in to discuss these issues and asked for public comment.

Dwight Kraai, Sunset Harbor North Condominium, commented about the South Pointe booster station; he asked the City to look into how much infiltration there is from rain water and how much this is costing the City, and secondly, there is a consent decree to meet requirements to minimize the amount of infill/infiltration and State authorities have been informed. He asked if the Legal Department could look into it and either modify the consent decree or comply with it.

Daniel Veitia, North Beach Development Corporation, in regards to improvements to Altos del Mar; stated that NBDC is in favor of developing a preliminary budget of approximately \$2 million in GO bond money, and requested improvements of irrigation and sod to be done within a years time for the parks; Ocean Parks Master Plan has had a lot of community input and asked the City Commission to approve this plan; not fund it, but have the opportunity to prioritize projects identified and work on a year to year basis. Thirdly, he stated that the North Beach Recreational Corridor and beachwalk is in the final stages and they are concerned with needed funding and urged the City Commission to consider this a priority for this to move forward.

Judy Robertson, as part of the Flamingo Park Association, urged the Commission to work closely and oversee CIP and include the community in the process of improvements to the park. The following issues are for discussion: 1) progress of renovation of tennis court facilities, track area and possibly restrooms; 2) include improving park edges as there is no interface between the neighborhood and the park; 3) the central portion of the park is at the axis where there is a circle and they are asking for a creative planner to propose ideas as a focal point of the park; 4) the northern edge of the park is closed to the public and they would like additional pathways to the North; 5) asked that the City relocate property maintenance, and lastly 6) encourage the City Commission to think of the park as a City Park, not a neighborhood park.

Barry Zaid distributed photographs of Flamingo Park showing the present condition of the park to the City Commission.

Miriam Levine agreed with previous speakers and stated that the park is "penitential" to elderly people; she would like to see the park in a congenial way to all ages.

Jack Johnson encouraged the Commission to take responsibility for moving the property maintenance facility out of their neighborhood. The facility is an eyesore in the park. He asked that the City take a survey of potential sites for the facility to be moved to.

Normando Matos, Outreach and Awareness Chair, Flamingo Park Association, spoke.

Jorge Gonzalez, City Manager, explained that it has been the City's efforts to move the property maintenance facility but sites are limited, although this Administration continues to look for possible ideas. The challenge is to try to keep about 180 projects active and moving at different stages of construction. The goal has been and continues to be to solicit citizen input and accomplish projects that residents will embrace. The City's last community survey demonstrated that 83% of respondents found Capital Improvement once completed to be excellent or good. The challenge is to sequence projects in an orderly fashion among North, Middle and South; this was chosen not be done in a geographical sequence; but ensuring that there was enough activity in each of the three areas so all residents get the benefit to see the bond program as quickly as possible. He added that there are only so many projects the City can undertake at one time; costs are escalating and the capital budget is now close to \$60 million. The priority was to

get the ROW neighborhood programs going, and they are and will continue to be going. The direction given has taken hold, and he suggested a subsequent workshop to prepare the City with the impact of the ROW projects in the neighborhoods. A year ago the Administration was given a lot of tools and the ability to hire staff at higher levels, he'd like to report to the City Commission about the process, the sequencing, which is important, and prioritizing projects and reconfirm that as we go forward in the next six months, that we will need to issue water and sewer bonds.

Mayor Dermer asked about the North Beach corridor funding and the beachwalk.

Jorge Gonzalez, City Manager, explained that bids have been received, opened and evaluated and a firm has been selected, but the price unfortunately, exceeds the amount budgeted by over approximately \$1 million. The hope is to have it on Wednesday's Agenda, if not the next Commission Agenda. The original funding is in place and the Administration is working on finding the additional amount.

Mayor Dermer asked if staff has spoken with the person who asked about the issue of the booster station in the Sunset Harbor Island.

Jorge Chartrand, CIP Director, clarified that the person referred to the Sunset Harbor booster pump but he actually meant the South Pointe booster station.

Jorge Gonzalez, City Manager, added that the size of the pump is in question; every effort was taken to bring consensus on the design of the South Pointe booster pump station. It will cost a lot more, but he believes there is consensus among residents and neighbors on location, appearance and size, and Commissioner Gross was instrumental in making that happens. He stated that all concerns were addressed and it is now in the final designs and construction drawings.

Commissioner Gross stated that regarding the South Pointe pump station, the neighborhood was comfortable with the design and it was approved by the Design Review Board. The neighborhood has asked, after the consultant does some further studies, to report back on some of the technical issues.

Jorge Chartrand, CIP Director, gave a PowerPoint presentation on the status of the projects.

Discussion held.

Commissioner Gross stated that it seems that the construction on Old City Hall has slowed down.

Jorge Gonzalez, City Manager, explained that the Old City Hall project is a renewal and replacement project being done by Property Management. He stated that he would get back with the status of the project.

Discussion continued.

Timothy Hemstreet, Assistant City Manager, explained that the project at

Flamingo Park is being built in parts in order for the park to remain open, as it is a heavily used park. He continued by giving an overview of the programs, the delays, and impacts and reviewed the projects completed and continued with the PowerPoint presentation.

Discussion held.

Jorge Gonzalez, City Manager, introduced Pat Davis, from Hazen and Sawyer.

Pat Davis, Regional Director, Hazen & Sawyer, stated that Miami Beach is in a very competitive environment, and the City has done a great job in delivering these resources to its citizens. He stated that adjustments have been made, a lot of projects have been moved into construction and the City has become very efficient; however, due to the impact of the recent hurricanes the City is competing for contractor resources. The number of contractors that want to bid work is declining, and costs are going up significantly more than the Consumer Price Index, (CPI). He gave several examples of the increase in project pricing. He added that what Miami Beach can control is the scope of the projects built. Over the next five years of the program, controlling scope and changes in the project are perhaps the most important task. He added that the ROW improvement project is a very difficult and messy construction and will involve a lot of cooperation with residents, contractors, with the staff and the City. Now is the time for resolve, cooperation and understanding. He complimented the City for using the guarantee maximum price methodology. He also talked about construction supply problem, especially in concrete and PVC products. The biggest supply problem is labor.

Discussion continued.

Timothy Hemstreet, Assistant City Manager, continued with the PowerPoint presentation including factors impacting the program.

Discussion held.

Commissioner Libbin stated that he doesn't think there should be changes once approved. He asked that if there are construction projects that are currently being significantly stalled because of changes he would like to know which projects.

Jorge Gonzalez, City Manager, stated that small changes will be taken care of if possible; large changes will be a problem and construction will not be stopped. He added that he is preparing the Commission because there may be a lot of significant change requests. He stated that the capital improvement program should be thought of as an on-going five year rolling program.

Timothy Hemstreet, Assistant City Manager, continued with the PowerPoint presentation.

Commissioner Libbin asked what \$130 million of additional debt for the water/sewer system will look like to the taxpayer.

Jorge Gonzalez, City Manager, stated that that is the next step when a rate

analysis will need to be done. This will affect the rate but he could not say by how much they will go up. What Tallahassee is doing in regards to lowering property taxes could affect the City in a lot of ways. In addition, the County is also planning work on their water system which will also impact the City. The cost of water is going to go up significantly. He reminded the Commission that the City will need to go out for additional bond money sometime in this calendar year.

Jorge Chartrand, CIP Director, gave a PowerPoint presentation and spoke about North Beach parks.

Commissioner Bower asked where Sculpture Park will be located.

Jorge Gonzalez, City Manager, stated that it has been suggested to locate it in Altos Del Mar Park. He added that the Administration is recommending doing the grading and sodding to make it a green park until it can be determined.

Commissioner Gross stated that the Finance and Citywide Projects Committee direction was to go with an RFP.

Jorge Gonzalez, City Manager, stated an RFP for the Altos Del Mar Park has not been done yet.

Commissioner Gross understood, in talking with members of NBDC, that they feel it would be advantageous for the City to adopt the master plan that the neighborhood came up with, and if there are opportunities, do a piece at a time when funding and time are available.

Jorge Gonzalez, City Manager, stated he would bring via an agenda in April.

Jorge Chartrand, CIP Director, concluded the North Beach Ocean Beach Park discussion.

Jorge Gonzalez, City Manager, explained that the next steps are having a follow up Commission Workshop in the future. He added that he wanted to reaffirm that the City wants to go forward with the bond issuance to keep the program funded. **He recommended not materially changing the program sequence; but continuing with the order and proceeding with the interim solutions to the North Beach area.** The program has nearly doubled in size and scope and the speed has accelerated tremendously. The department is almost fully staffed with only few vacancies, the tools given by the City Commission have worked.

Commissioner Gross asked if there are any other ideas or projects that should be moved ahead but can't because the CIP office lacks the necessary capacity.

Jorge Gonzalez, City Manager, asked if he could bring any recommendations to the next workshop; he has asked the staff to keep the projects moving; he is concerned that perhaps there will be four to ten neighborhoods under construction at the same time next year and is not sure if it will not be overwhelming.

Commissioner Gross stated that this issue may be in the context of the budget.

Discussion held.

Jorge Gonzalez, City Manager, added that there was a discussion regarding CIP staffing and announced that Grace Escalante was recently promoted to Assistant Director in the Building Department.

Commissioner Bower wanted to make sure that when projects are started that the residents are made aware well ahead of time. Let the residents know alternate routes.

Jorge Gonzalez, City Manager, explained that this is challenging because in many cases the alternatives are limited. In addition, there are also a lot of private construction projects underway in addition to the City's construction. There will be regular meetings to get information out. Lynn Bernstein will be heading-up this effort. All the tools available will be used such as MBTV 77, the Miami Herald Neighbors City Page, the Newsletters, and the internet.

Jorge Chartrand, CIP Director, stated that CIP is doing a much better job in keeping the public informed.

Meeting adjourned at 4:04:02 p.m.

Handout or Reference Materials:

1. Ad in The Miami Herald – Ad #423
2. PowerPoint titled STATUS UPDATE Capital Program, CIP Office Presentation to City Commission, March 7, 2007
3. Views of Flamingo Park photographed in February 2007, by Barry Zaid showing photos of different views of the park along with a Flamingo Park Neighborhood Association brochure, sponsored by Miami Beach Development Corporation.